

SNAPSHOT of HOME Program Performance--As of 03/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Washtenaw County**

State: **MI**

PJ's Total HOME Allocation Received: **\$7,116,999**

PJ's Size Grouping*: **B**

PJ Since (FY): **2001**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	20		
% of Funds Committed	82.44 %	88.98 %	19	92.07 %	2	5	
% of Funds Disbursed	70.97 %	81.26 %	18	84.14 %	2	6	
Leveraging Ratio for Rental Activities	2.49	3.21	10	4.79	28	31	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	89.27 %	1	81.45 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	49.09 %	68.37 %	17	69.74 %	14	16	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	95.79 %	87.43 %	5	80.97 %	88	85	
% of 0-30% AMI Renters to All Renters***	60.00 %	52.44 %	6	45.50 %	79	77	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	97.89 %	97.57 %	10	95.55 %	38	38	
Overall Ranking:			In State:	12 / 20	Nationally:	42	46
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$9,229	\$26,551		\$26,831	95 Units	54.90	%
Homebuyer Unit	\$37,982	\$17,389		\$15,029	61 Units	35.30	%
Homeowner-Rehab Unit	\$29,103	\$22,657		\$20,806	17 Units	9.80	%
TBRA Unit	\$0	\$5,693		\$3,228	0 Units	0.00	%

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Washtenaw County MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$32,222	\$147,940	\$30,115
State:*	\$78,770	\$73,835	\$19,467
National:**	\$96,090	\$75,663	\$23,585

CHDO Operating Expenses:
(% of allocation)

PJ: 4.9 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.05

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	15.8	32.8	29.4	0.0	Single/Non-Elderly:	62.1	24.6	17.6	0.0
Black/African American:	84.2	60.7	70.6	0.0	Elderly:	1.1	0.0	52.9	0.0
Asian:	0.0	1.6	0.0	0.0	Related/Single Parent:	20.0	39.3	11.8	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	8.4	29.5	17.6	0.0
Native Hawaiian/Pacific Islander:	0.0	1.6	0.0	0.0	Other:	8.4	6.6	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	1.6	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.0	1.6	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	61.1	18.0	29.4	0.0	Section 8:	18.9	1.6 [#]		
2 Persons:	14.7	21.3	23.5	0.0	HOME TBRA:	0.0			
3 Persons:	8.4	26.2	23.5	0.0	Other:	15.8			
4 Persons:	8.4	16.4	17.6	0.0	No Assistance:	65.3			
5 Persons:	1.1	11.5	0.0	0.0					
6 Persons:	6.3	0.0	5.9	0.0					
7 Persons:	0.0	3.3	0.0	0.0					
8 or more Persons:	0.0	3.3	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				5

* The State average includes all local and the State PJs within that state

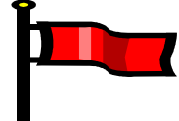
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Washtenaw County State: MI Group Rank: 42
 (Percentile)
 State Rank: 12 / 20 PJs Overall Rank: 46
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 75.25%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.43%	49.09	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	95.79	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.30%	97.89	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.340	3	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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